



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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July 22, 2004

IN REPLY PLEASE

REFER TO FILE: **PJ-1**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**VAN NUYS CIVIC CENTER CHILD CARE CENTER
AWARD CONSTRUCTION CONTRACT
SPECS. 5489; C.P. 77405
SUPERVISORIAL DISTRICT 3
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

1. Find that Tobo Construction, Inc., is the apparent lowest responsive and responsible bidder, and award a construction contract to Tobo Construction, Inc., in the amount of \$1,855,270 for the Van Nuys Civic Center Child Care Center Project, funded by Third District Capital Project and Extraordinary Maintenance Funds subject to the satisfactory and timely completion by the contractor of a baseline construction schedule for the project, and receipt by the Department of acceptable and approved Faithful Performance and Labor and Materials Bonds, and required contractor insurance certificates filed by the contractor.
2. Delegate to the Director of Public Works the authority to determine, in accordance with the applicable contract and bid specifications, whether the contractor has satisfied the above conditions for contract award, and authorize the Director to execute the construction contract, in the form previously approved by the County Counsel, with Tobo Construction, Inc., and establish the effective contract date.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow Public Works to proceed with construction of the Van Nuys Civic Center Child Care Center.

On May 18, 2004, your Board adopted the plans and specifications and authorized advertising for construction bids. On July 1, 2004, six bids were received. Tobo Construction, Inc., of Los Angeles, is the apparent lowest responsive and responsible bidder with a bid of \$1,855,270 for the base bid and both additive bid alternates. This recommendation includes award of the base bid and both additive bid alternates. The bid results are summarized in Enclosure B.

Implementation of Strategic Plan Goals

These actions meet the County's Strategic Plan Goals of Fiscal Responsibility and Children and Families' Well-Being as this is an investment in public infrastructure that will provide enhanced opportunities to assure good health and social well-being for children and families.

FISCAL IMPACT/FINANCING

The recommended construction contract with Tobo Construction is for \$1,855,270. In addition, \$229,718 (approximately 12 percent of the contract amount) is recommended as a change order allowance in the construction budget.

The total project cost estimate, including plans and specifications, jurisdictional review, construction, equipment, consultant services, miscellaneous expenditures, and County services, is currently \$3,010,000, which is consistent with the amount approved by your Board on May 18, 2004. The Project Schedule and Budget Summary are included in Enclosure A.

The project is funded by Third District Capital Project and Extraordinary Maintenance Funds. Sufficient appropriation is available in the Fiscal Year 2004–05 Capital Project Budget (C.P. 77405) to fund this project.

Operational Financing

A solicitation will be issued by Superior Court, Van Nuys, to identify an experienced child development program operator. The successful respondent will have a track record of providing high quality and affordable child development services to children

ranging in age from six weeks to six years old. The facility will be made available to an operator on a rent-free basis. In addition, daily janitorial, facility maintenance, and utility costs will be covered by a consortium of County departments, with employees based in the Van Nuys area. As a result, the operator will not need to recover these facility-related costs through parent fees. This will make participation in the program accessible to a broader spectrum of County employees.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard construction contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, Tobo Construction is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135, the Safely Surrendered Baby Law, and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Tobo Construction is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION

On April 15, 2003, your Board adopted a Mitigated Negative Declaration for this project.

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CONTRACTING PROCESS

On May 18, 2004, your Board adopted the plans and specifications for the project at an estimated construction cost of \$1,900,100 and authorized advertising for bids. On July 1, 2004, six bids were received for the project. Tobo Construction, with a bid of \$1,855,270, was the lowest responsive and responsible bidder meeting the criteria adopted by your Board. The bid results are summarized in Enclosure B.

As requested by your Board on February 3, 1998, this contract opportunity was listed on the "Doing Business with Us" website as shown in Enclosure C.

Tobo Construction's Community Business Enterprise participation data and three-year contracting history with the County are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The project will have minimal impact on current services provided at the Van Nuys Civic Center because the majority of the construction work will be performed within the fenced project site. In addition, the specifications require the contractor to ensure public access to the adjacent civic center during the child care center construction.

CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division) and Public Works.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

PG:jmg

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Enc.

cc: County Counsel
Department of Public Social Services (GAIN/GROW Program)
Office of Affirmative Action Compliance (Ozie Smith)

July 22, 2004

ENCLOSURE A

**VAN NUYS CIVIC CENTER CHILD CARE CENTER
AWARD CONSTRUCTION CONTRACT
SPECS. 5489; C.P. 77405**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
Award Design Contract	03/13/01*	
Execute Design Contract	03/29/01*	
Program	08/28/01*	
Enhanced Schematic	12/26/01*	
Construction Documents	09/15/03*	
Jurisdictional Approvals	01/22/04*	
Construction Award	07/20/04	08/03/04
Construction Start	08/09/04	08/23/04
Substantial Completion	06/06/05	06/23/05
Final Acceptance	08/08/05	08/25/05

*Indicates Actual Completion Date

II. PROJECT BUDGET SUMMARY

Budget Category	Approved Project Budget	Impact of this Action	Current Estimate
Land Acquisition	\$ 0	\$ 0	\$ 0
Plans and Specifications Program	\$ 5,000	\$ 0	\$ 5,000
Basic Design Services	108,180	0	108,180
Consultant Services	19,705	0	19,705
Reimbursable Services	5,000	0	5,000
SUBTOTAL	\$ 137,885	\$ 0	\$ 137,885
Plan Check/Jurisdictional Reviews	\$ 17,550	\$ 0	\$ 17,550
Construction			
Demolition	\$ 80,697	\$ 0	\$ 80,697
Construction Contract	1,900,100	(44,830)	1,855,270
Change Order Allowance	184,888	44,830	229,718
SUBTOTAL	\$ 2,165,685	\$ 0	\$ 2,165,685
Equipment	\$ 4,500	\$ 0	\$ 4,500
Other Consultant Services	\$ 72,660	\$ 0	\$ 72,660
Miscellaneous Expenditures	\$ 10,000	\$ 0	\$ 10,000
County Services	\$ 601,720	\$ 0	\$ 601,720
TOTAL	\$ 3,010,000	\$ 0	\$ 3,010,000

July 22, 2004

ENCLOSURE B

**VAN NUYS CIVIC CENTER CHILD CARE CENTER
AWARD CONSTRUCTION CONTRACT
SPECS. 5489; C.P. 77405**

BID SUMMARY

Description of Project

The new child care center will consist of a 7,175-square-foot facility with a 6,293-square-foot outdoor play yard and associated parking for parents, employees, and visitors. The child care center will provide appropriate amenities for both the children and staff, including accessible storage area for children's belongings, an isolation area for sick children, children's restrooms, offices, a staff lounge, and adult restrooms. A kitchen with access for deliveries and a service area for trash collection and storage are also provided. The entire outdoor play yard is surrounded by a 6-foot-high barrier to provide security and privacy for the children.

Bid Opening Date: July 1, 2004

Bid Summary:

The lowest bid was determined as the lowest total of the base bid plus both additive bid alternates.

Contractor's Name	Lump Sum Bid¹
Tobo Construction, Inc.	\$1,855,270
Western Group, Inc.	\$2,118,550
NSA Construction Group, Inc.	\$2,492,000
L A Builders, Inc.	\$2,629,000
Novus Construction	\$2,661,500
Armand Gonzales, Inc. dba. Gonzales Construction	\$2,838,000

¹Bids include additive bid alternates

Financial Information

Public Work's fair construction cost estimate is \$1,900,100.

ENCLOSURE C

VAN NUYS CIVIC CENTER CHILD CARE CENTER AWARD CONSTRUCTION CONTRACT SPECS. 5489; C.P. 77405

BID SOLICITATION

Bid Detail Information

Bid Number : P100000263

Bid Title : Van Nuys Civic Center Child Care Center Project

Bid Type : Construction

Department : Public Works

Commodity : BUILDING CONSTRUCTION SERVICE, NON- RESIDENTIAL (OFFICE BLDG., ETC.)

Open Date : 5/18/2004

Closing Date : 7/1/2004 10:45 AM

Bid Amount : \$ 1,900,100

Bid Download : Not Available

Bid Description : The childcare center will accommodate child care operations with outdoor recreational space, parking lots, children's restrooms, storage areas, conference rooms, offices, and adult restrooms. Site work will include demoltion, clearing, grading, and excavation. Trades include cast-in-place concrete, CMU, metals, rough & finish carpentry, built-up roofing, steel doors, glass and glazing, ceramic tile, food service equipment, mechanical, and electrical. Bid documents available for \$50 at DPW, Cashier's Office, 1st Floor, 900 South Fremont Avenue, Alhambra, CA 91803.

A pre-bid conference and site visitation will be held on 6/9/04 at 10:00 a.m. at the job site to answer questions regarding the project. Attendance is strongly encouraged. Project address is 14350 Sylvan Street, Van Nuys, CA 91401.

Notice to Bidders "A" extends bid deadline from 6/22/04 to 7/1/04, and provides the answer to a question posed regarding the project fire alarm panel.

Contact Name : Grace Stohs

Contact Phone# : (626) 458-5114

Contact Email : gstohs@ladpw.org

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